

+/- 4,000 SF RETAIL SHOWROOM | OFFICE | WAREHOUSE FOR LEASE

429 W. Main St., Patchogue, New York



For More Information:

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Showroom/Warehouse/Office For Lease

429 W. Main St., Patchogue, NY 11772



Offering Summary

Lease Rate:	PRICED UPON REQUEST
Total Building Size:	8,386 SF
Available SF:	+/- 4,000 SF
Lot Size:	0.25 Acres
Parking:	+/- 12 Vehicles
HVAC:	Central Air
Ceiling Height:	14 Feet

Property Overview

Incredible Location and Rare Opportunity to Lease Immaculate and fully renovated +/- 4,000 SF Retail/Warehouse/Office Space strategically located on West Main Street in Patchogue. This space offers a fully renovated interior with a large open showroom, with 14-foot ceilings, three private offices, and a private bathroom. Building offers private parking lot, outside security cameras, sonos sound system inside the main open area of the space, bi-weekly garbage/dumpster pickup, two (2) heating/cooling zones Ideal for a multitude of business types. Situated in the heart of Patchogue just minutes to the revitalized Village and all of its amenities. In close proximity to major thoroughfares including Nichols Road, Veterans Highway, Sunrise Highway and less than ten minutes to Islip Airport. Will not last!

Property Highlights

- Private Parking Lot
- Exterior Security Cameras
- Interior Sonos Sound System in Showroom
- Bi-weekly Garbage Pickup
- Two Zone Heating and Cooling

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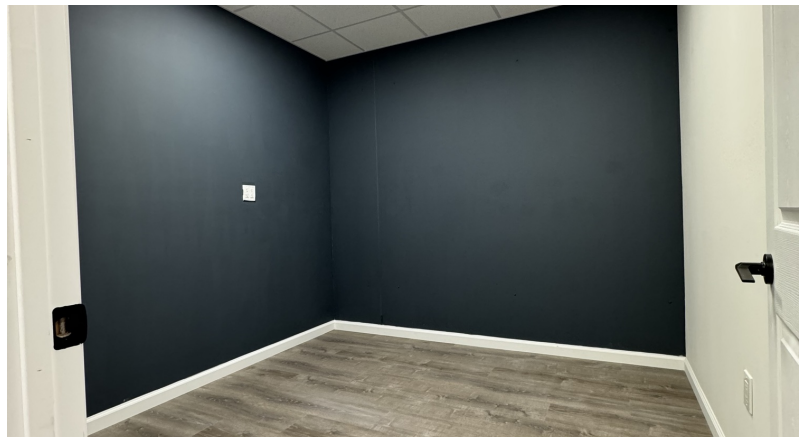
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Commercial

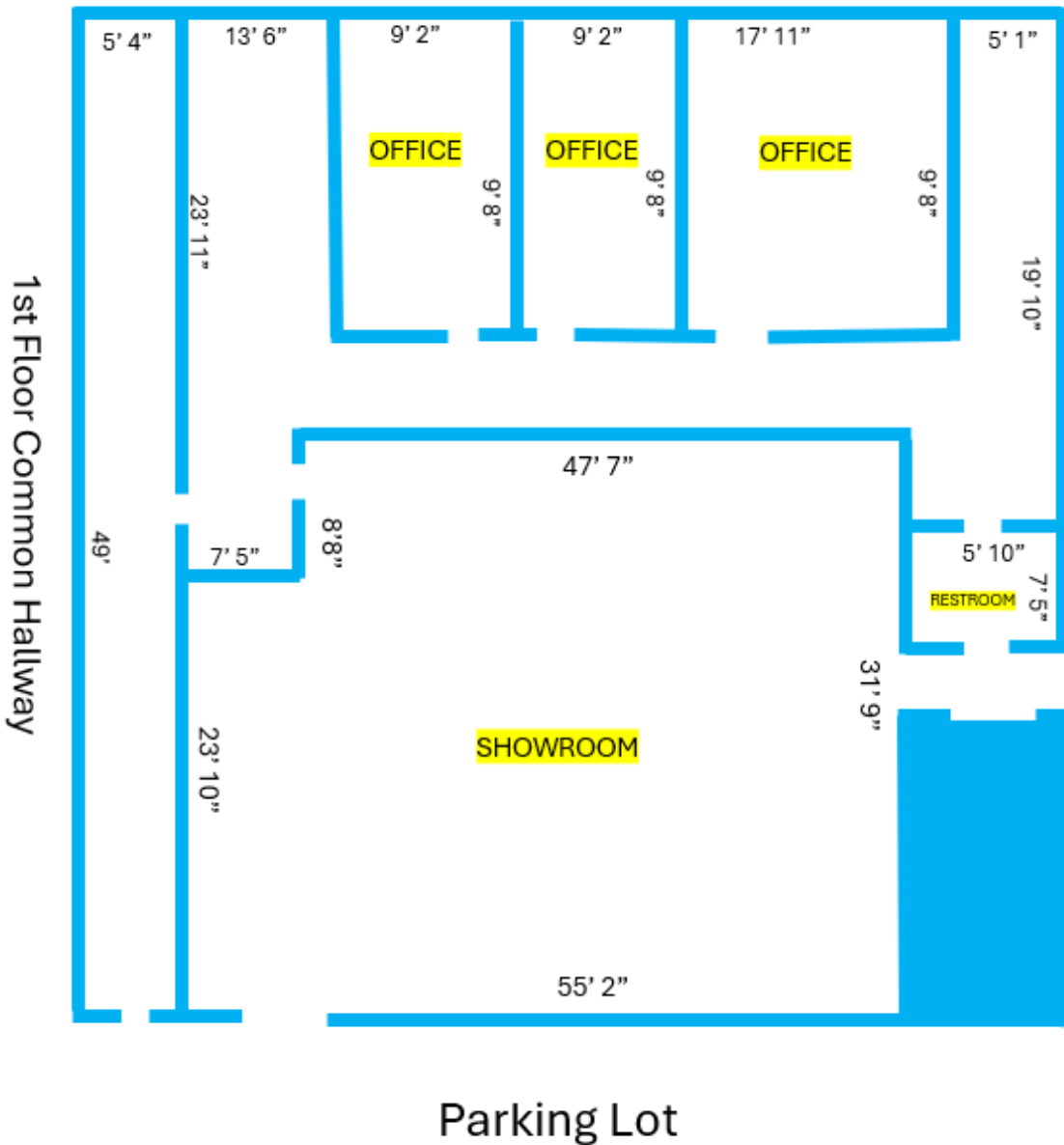
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Floor Plan

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Retailer Map

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Strategically located between Patchogue Village and Blue Point.
 Easy access to LIRR, Major Highways + Village Amenities

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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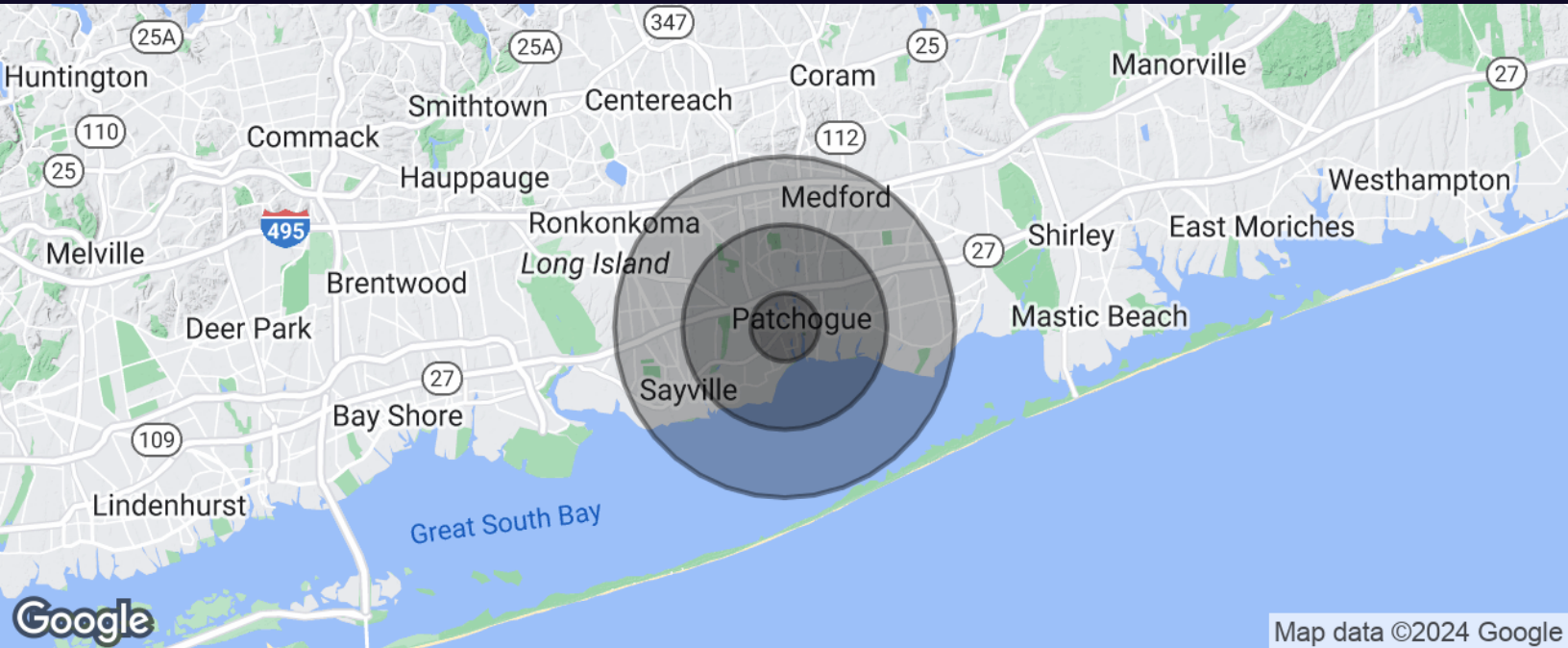
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Property Demographics

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Map data ©2024 Google

Population	1 Mile	3 Miles	5 Miles
Total Population	13,273	69,538	151,619
Average Age	44	43	43
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,834	26,657	54,692
# of Persons per HH	2.3	2.6	2.8
Average HH Income	\$134,676	\$156,786	\$156,742
Average House Value	\$588,352	\$591,348	\$567,204

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